

Article - Land Use

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§ 4.03.

(a) The regulations adopted by a local legislative body shall be adopted:

- (1) In accordance with the plan;
- (2) With reasonable consideration for, among other things, the character of the district and its suitability for particular uses; and
- (3) With a view to conserving the value of buildings and encouraging orderly development and the most appropriate use of land.

(b) The regulations shall be designed to:

- (1) Control congestion in the streets;
- (2) Secure the public safety;
- (3) Promote health and the general welfare;
- (4) Provide adequate light and air;
- (5) Promote the conservation of natural resources;
- (6) Prevent environmental pollution and avoid undue concentration of population; and
- (7) Facilitate the adequate provision of transportation, water, sewerage, schools, recreation, parks and other public requirements.

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